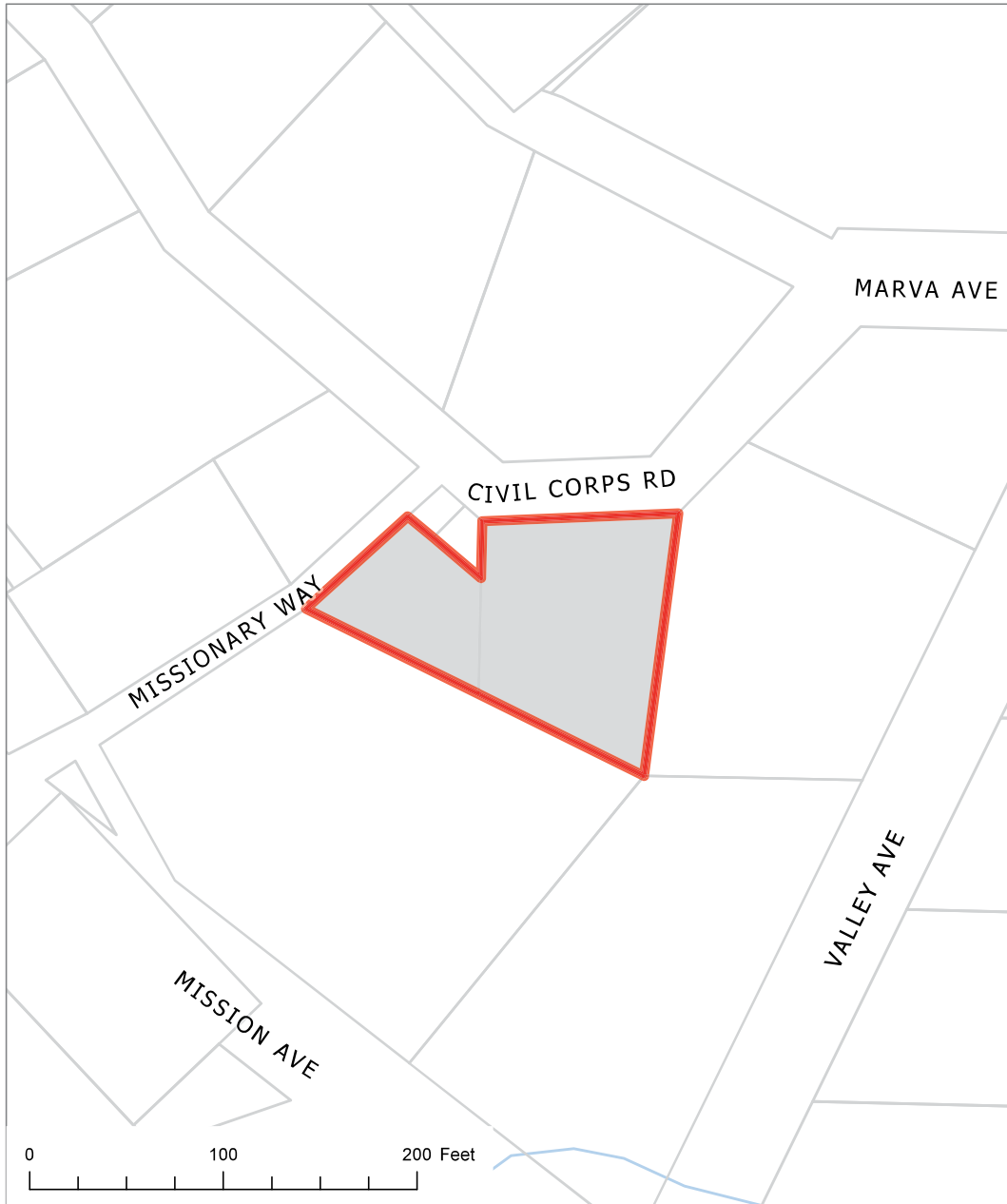


# **E. NEW BUSINESS**

- 1. Ninilchik Townsite 2024 Replat; KPB File 2024-082  
Johnson Surveying / KPB, Waldron, Franey  
Location: Missionary Avenue & Civil Corps Road  
Ninilchik Area**



KPB File 2024-082  
T 01S R 14W SEC 34  
Ninilchik

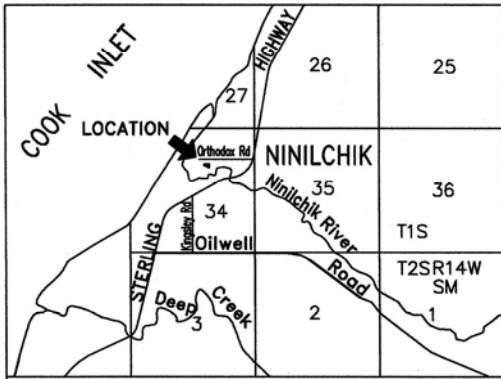
The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



Aerial Map



The information depicted hereon is for a graphical representation only of best available sources. The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



VICINITY 1" = 1 mile MAP

# Ninilchik Townsite Preliminary Plat

## 2024 Replat

A replat combining Lots 3 & 6 Block 3 Ninilchik TWS, USS 3036 A & B, HRD plat 65-55. Located in the NW1/4 Section 34, T1S R14W, SM, Alaska. Homer Recording District Kenai Peninsula Borough

Prepared for

Jacqueline Waldron  
 Gabriel Franey  
 P.O. Box 522  
 Westport, WA 98595

Prepared by

Johnson Surveying  
 P.O. Box 27  
 Clam Gulch, Ak 99568  
 (907) 262-5772

Kenai Peninsula Borough  
 144 N Binkley St.  
 Sotodna, AK 99669

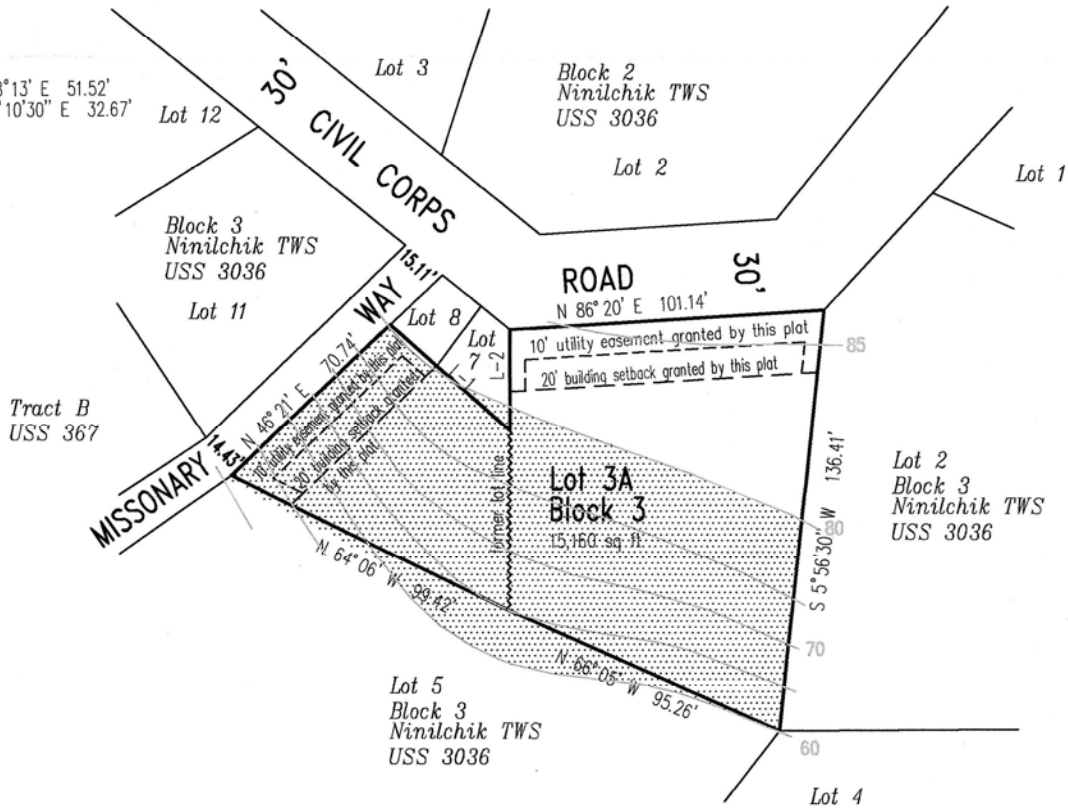
SCALE 1" = 40' AREA = 15,160 sq ft  
 5 June, 2024

### NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' adjacent to ROWs is also a utility easement, extending to 20' within 5' of side lot lines.
2. No permanent structures shall be constructed or placed within a utility easement that would interfere with the ability of a utility to use the easement.
3. This is a paper plat. No field survey was performed in conjunction with preparing this plat, no corners were found or set.
4. Contour interval 5'. Shaded are indicates grade over 25%. There are no wet areas on the property.

### LINES

- L-1 S 48°13' E 51.52'
- L-2 N 0°10'30" E 32.67'



### WASTEWATER DISPOSAL

KPB 20.40.020  
 This platting action is providing greater per lot available wastewater disposal areas. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

**KPB 2024-082**

AGENDA ITEM E. NEW BUSINESS

**ITEM #1 - PRELIMINARY PLAT  
NINILCHIK TOWNSITE 2024 REPLAT**

<b>KPB File No.</b>	2024-082
<b>Plat Committee Meeting:</b>	AUGUST 26, 2024
<b>Applicant / Owner:</b>	Jacqueline Waldron & Gabriel Franey / Westport, WA Kenai Peninsula Borough / Soldotna, AK
<b>Surveyor:</b>	Jerry Johnson / Johnson Surveying
<b>General Location:</b>	Civil Corps Rd, Ninilchik

<b>Parent Parcel No.:</b>	157-075-03 & 157-075-04
<b>Legal Description:</b>	T 1S R 14W SEC 34 SEWARD MERIDIAN HM 0650055 NINILCHIK TOWNSITE OF USS 3036 A & B LOTS 03 & 06 BLK 03
<b>Assessing Use:</b>	Vacant
<b>Zoning:</b>	Rural Unrestricted
<b>Water / Wastewater</b>	Onsite / Onsite
<b>Exception Request</b>	None

**STAFF REPORT**

**Specific Request / Scope of Subdivision:** The proposed plat will combine two adjacent lots into one lot of size 15,160 sq ft.

This plat is being completed as a condition to the purchase from the KPB of the adjacent lot by the owner.

**Location and Legal Access (existing and proposed):**

Legal access to the plat is via Civil Loop Rd, a 30 foot dedication that is developed coming from the west up to the west edge of the proposed plat. The dedication continues past the plat undeveloped. Mission Ave connects the west end of Civil Loop Rd with a varied width dedication developed road leading out to the Sterling Highway. On the west side of the plat is Missionary Way, an approximately 15 foot alley dedication connecting Civil Loop Rd and Mission Ave. Missionary Way is undeveloped.

The plat is not completing a vacation or dedication. Even though the right-of-way of Civil Loop Rd is only 30 feet wide, no additional right-of-way can be dedicated to help in compliance. **Staff recommends** that the Plat Committee concur that the dedication is sufficient and an exception to KPB 20.30.050 (A.5.) is not needed.

The plat is not affected by a patent easement or section line easement either.

Block length is compliant.

KPB Roads Dept. comments	Out of Jurisdiction: No  Roads Director: Griebel, Scott Comments: No RSA comments
SOA DOT comments	No comment
SOA DNR SURVEY Section comments	No comment

**Site Investigation:** There are no improvements on the plat per KPB GIS data.

The plat does identify steep areas of over 20% fall by contours and shading. The steep areas cover a majority of the plat as shown. **Staff recommends** the contours be removed for the final submittal and replaced with directional arrows.

There are no wetlands on the plat and River Center review did not identify the plat to be in a FEMA designated flood hazard zone or a habitat protection district. No flood notes will be needed on the plat.

KPB River Center review	<p>A. Floodplain</p> <p>Reviewer: Hindman, Julie          Floodplain Status: Not within flood hazard area          Comments: No comments</p> <p>B. Habitat Protection</p> <p>Reviewer: Aldridge, Morgan          Habitat Protection District Status: Is NOT within HPD          Comments: No comments</p>
State of Alaska Fish and Game	

**Staff Analysis**

The original survey of the township was started in 1919 by the U.S. Surveyor General's Office. The resurvey of the Niniilchik Townsite designated as No 3036 A & B was completed in the fall of 1950 by the U. S. Department of the Interior and approved on August 7, 1951.

A soils report will not be required as this plat is combining lots and vacating lot lines.

Per the preliminary Certificate to Plat, beneficial interest holders do not affect the proposed plat. Notification per KPB 20.10.100 will not be required unless the final Certificate to Plat states the property is affected by beneficial interest holders.

The property is not within an advisory planning commission.

The subdivision plat has been reviewed and generally complies with the 2019 Kenai Peninsula Borough Comprehensive plan.

**Utility Easements**

HEA has submitted a review comment to add a note and easement to the drawing. The review has been added to the packet to be viewed.

No easements were listed n the certificate to plat. A 10' utility easement adjacent to all right-of-ways is being proposed with this plat and is shown and noted.

The affected utility providers were emailed the subdivision plat public hearing notice as part of the routine notification process. **Staff recommends** to grant utility easements requested by the utility providers or work with the utility providers to obtain approval.

**Utility provider review:**

HEA	Add electric line and comment, review is in the packet.
ENSTAR	No comment
ACS	

GCI	
-----	--

**KPB department / agency review:**

Addressing	<p>Reviewer: Leavitt, Rhealyn  Affected Addresses:  66395 CIVIL CORPS RD</p> <p>Existing Street Names are Correct: No</p> <p>List of Correct Street Names:  MISSIONARY WAY, CIVIL CORPS RD</p> <p>Existing Street Name Corrections Needed:  TYPO ON MISSIONARY WAY</p> <p>All New Street Names are Approved: No</p> <p>List of Approved Street Names:</p> <p>List of Street Names Denied:</p> <p>Comments:  ADDRESS WILL NOT BE AFFECTED</p>
Code Compliance	<p>Reviewer: Ogren, Eric  Comments: No comments</p>
Planner	<p>Reviewer: Raidmae, Ryan  There are not any Local Option Zoning District issues with this proposed plat.</p> <p>Material Site Comments:  There are not any material site issues with this proposed plat.</p>
Assessing	<p>Reviewer: Windsor, Heather  Comments: No comment</p>

**STAFF RECOMMENDATIONS**  
**CORRECTIONS / EDITS**

Correct the word appropriate in plat note #1.  
Check the font on plat note #1 for unity with the other plat notes.  
Check the font on the Wastewater Disposal note, it appears small than required.  
Add the KPB File no 20024-082 to the title block

**KPB 20.25.070 – Form and contents required**

**Staff recommendation:** *final plat submittals must comply with 20.25.070. Additional information, revisions, and/or corrections are required as noted below.*

- C. The location, width, and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;  
**Staff recommendation:**  
Correct the spelling of Missionary Way  
The width of Missionary Way is shown as 15.23' on the plat drawing, please verify correct size.

D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;

**Staff recommendation:**

Oil Well is two words  
Orthodox Rd needs to be changed to Ave  
Add Section 4 to the southwest

G. The status of adjacent lands within 100 feet of the proposed subdivision boundary or the land status across from any dedicated rights-of-way that adjoin the propose subdivision boundary, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

**Staff recommendation:**

Several adjacent lots need the block numbers added to the lot label.

---

**KPB 20.30 – Subdivision Design Requirements**

**Staff recommendation:** final plat submittals must comply with 20.30. Additional information, revisions, and/or corrections are required as noted below.

---

**KPB 20.40 – Wastewater Disposal**

**Staff recommendation:** final plat submittals must comply with 20.40. Additional information, revisions, and/or corrections are required as noted below.

20.40.010 Wastewater disposal.

*Platting Staff Comments:*

**Staff recommendation:** comply with 20.40.

---

**KPB 20.60 – Final Plat**

**Staff recommendation:** final plat submittals must comply with 20.60. Additional information, revisions, and/or corrections are required as noted below.

**RECOMMENDATION:**

**STAFF RECOMMENDS:**

- GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO STAFF RECOMMENDATIONS, AND
- COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND
- COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.

**NOTE:** 20.25.120. - REVIEW AND APPEAL.

**A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 15 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.**

**A DECISION OF THE PLANNING COMMISSION MAY BE APPEALED TO THE HEARING OFFICER BY A PARTY OF RECORD WITHIN 15 DAYS OF THE DATE OF NOTICE OF DECISION IN ACCORDANCE WITH KPB 21.20.250.**

**END OF STAFF REPORT**





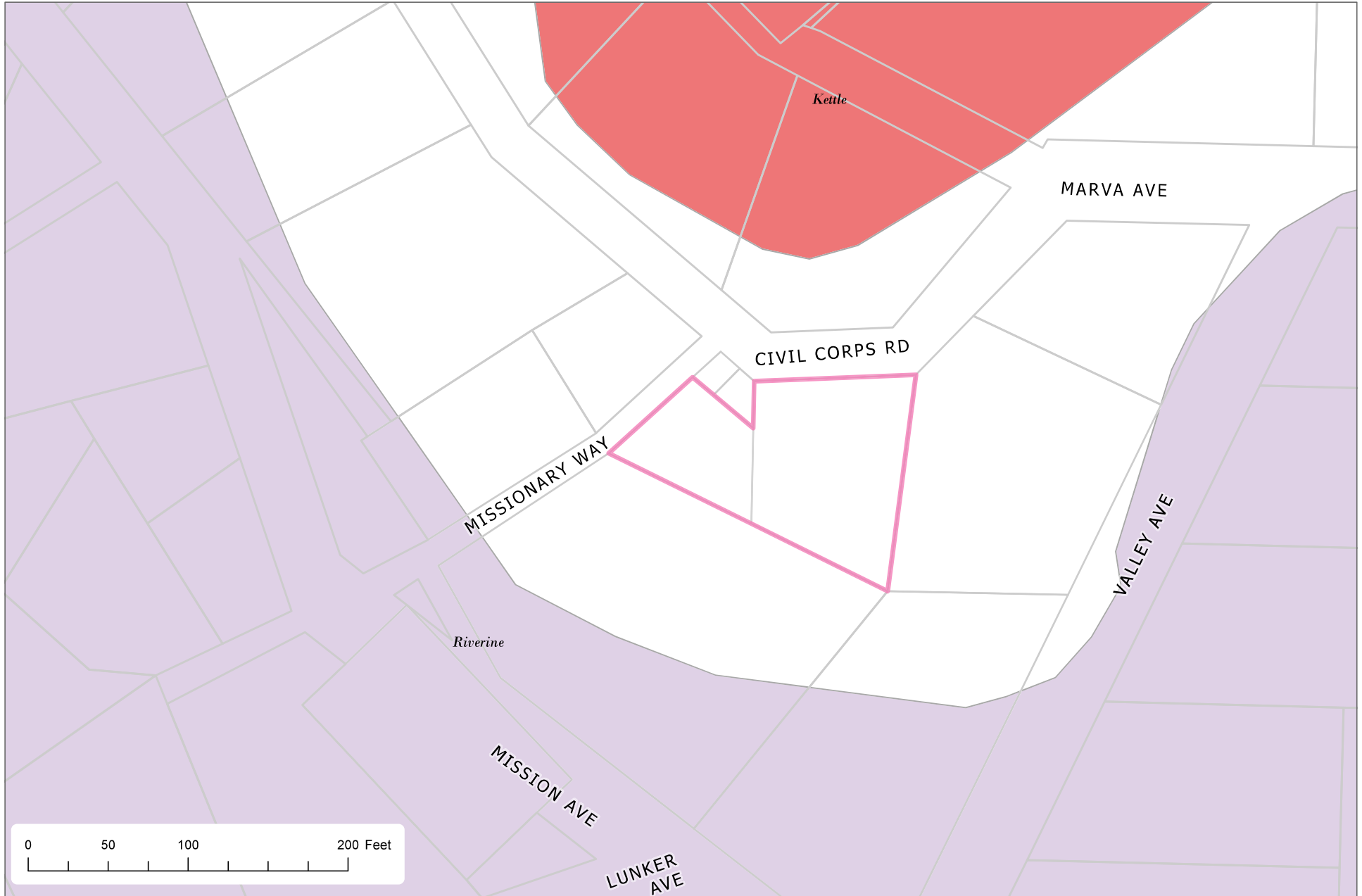
Aerial Map



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Wetlands



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Aerial with 5-foot Contours



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HOMER  
Serial No. 65-55

U. S. SURVEY No. 3036A (BOUNDARIES)  
AND  
3036 B (SUBDIVISION)

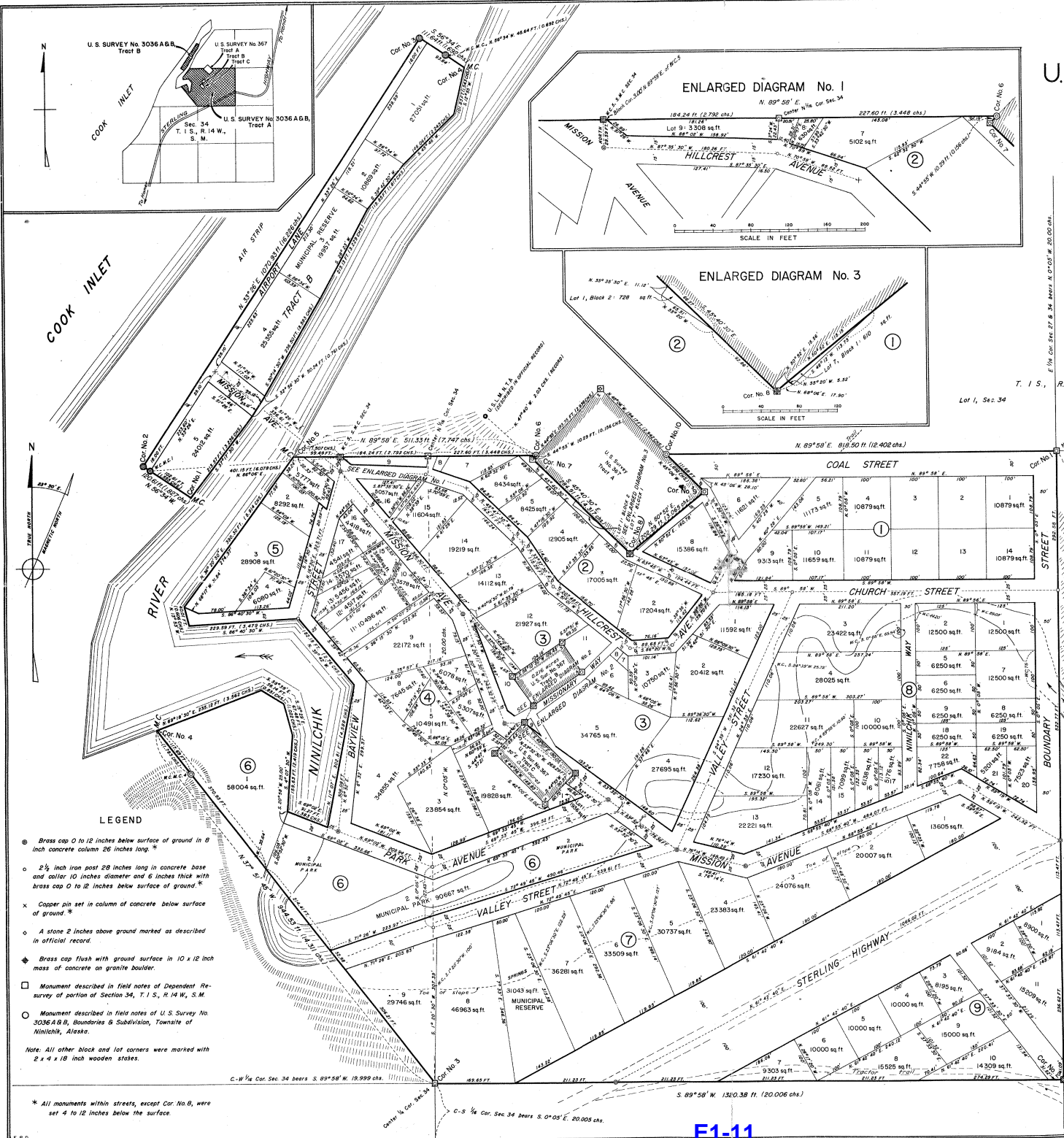
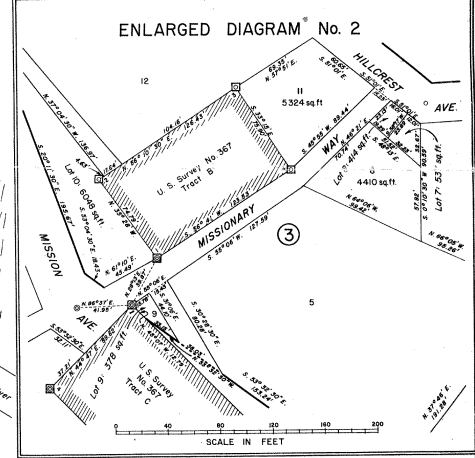
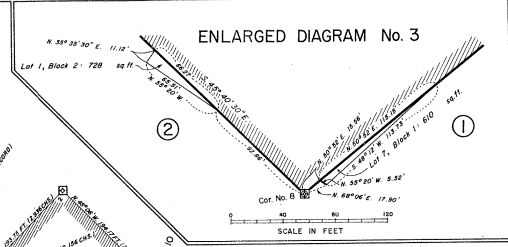
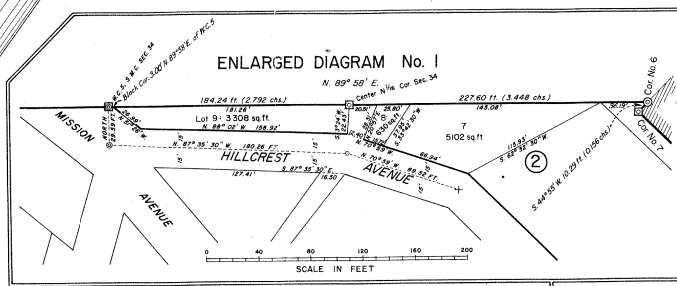
TRACT A and TRACT B  
TOWNSITE OF NINILCHIK, ALASKA

NET AREA TRACT A ----- 47.648 ACRES  
AREA U.S. SURVEY No. 307, Tract B ----- 0.216  
Tract C ----- 0.310  
Total ----- 48.174 ACRES  
AREA TRACT B ----- 3.039 ACRES

LATITUDE 60°02' 52" N, LONGITUDE 151° 30' 43" W,  
AT CORNER No. 1, TRACT A

SCALE IN FEET  
SURVEYED BY ELLIOTT PEARSON, AUGUST 26 TO SEPTEMBER 14, 1950

RECORDED FILED  
Homer REC. DIST.  
DATE 1-26-1965  
TIME 1:40 P.M.  
Requested by B. J. M.  
Address Anch.

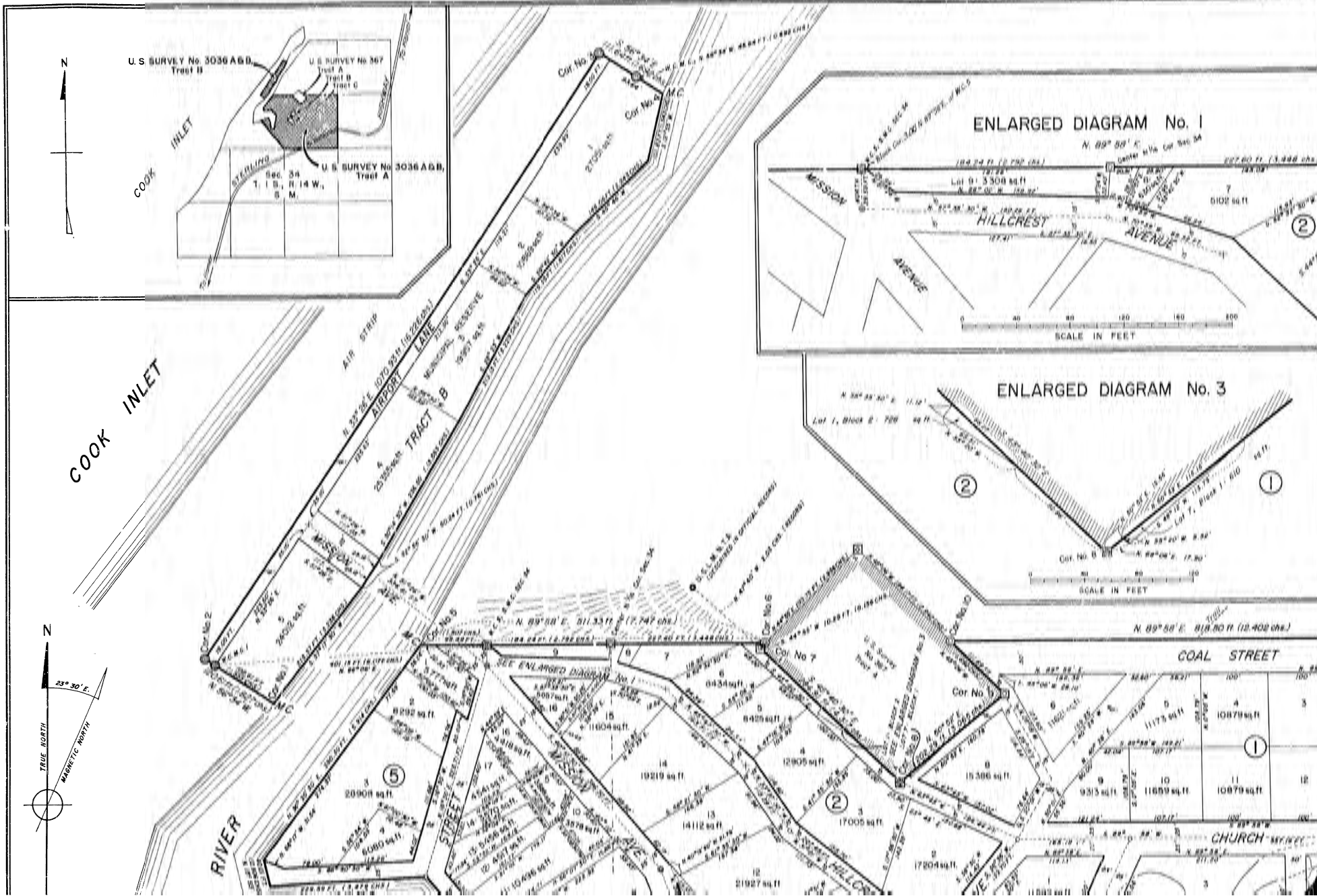


- LEGEND
- Brass cap 0 to 12 inches below surface of ground in 8 inch concrete column 26 inches long.\*
  - 2 1/2 inch iron post 28 inches long in concrete base and collar 10 inches diameter and 6 inches thick with brass cap 0 to 12 inches below surface of ground.\*
  - ✕ Copper pin set in column of concrete below surface of ground.\*
  - A stone 2 inches above ground marked as described in official record.
  - ◆ Brass cap flush with ground surface in 10 x 12 inch mass of concrete on granite boulder.
  - Monument described in field notes of Dependent Re-survey of portion of Section 34, T. 1 S., R. 14 W., S. M.
  - Monument described in field notes of U.S. Survey No. 3036 A & B, Boundaries & Subdivision, Townsite of Ninilchik, Alaska.
- Note: All other block and lot corners were marked with 2 x 4 x 18 inch wooden stakes.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Washington, D. C., Aug. 7, 1951

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and regulations of this bureau, is hereby accepted.

For the Director:  
*William F. Richards*  
Chief, Branch of Surveys



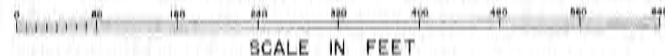
# U. S. SURVEY No. 3036A (BOUNDARIES) AND 3036 B (SUBDIVISION)

## TRACT A and TRACT B TOWNSITE OF NINILCHIK, ALASKA

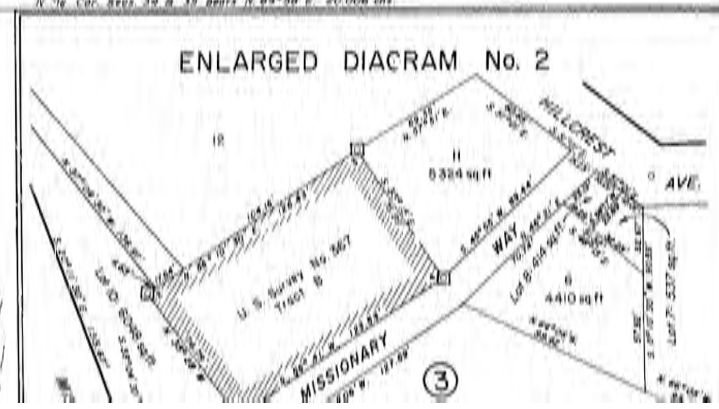
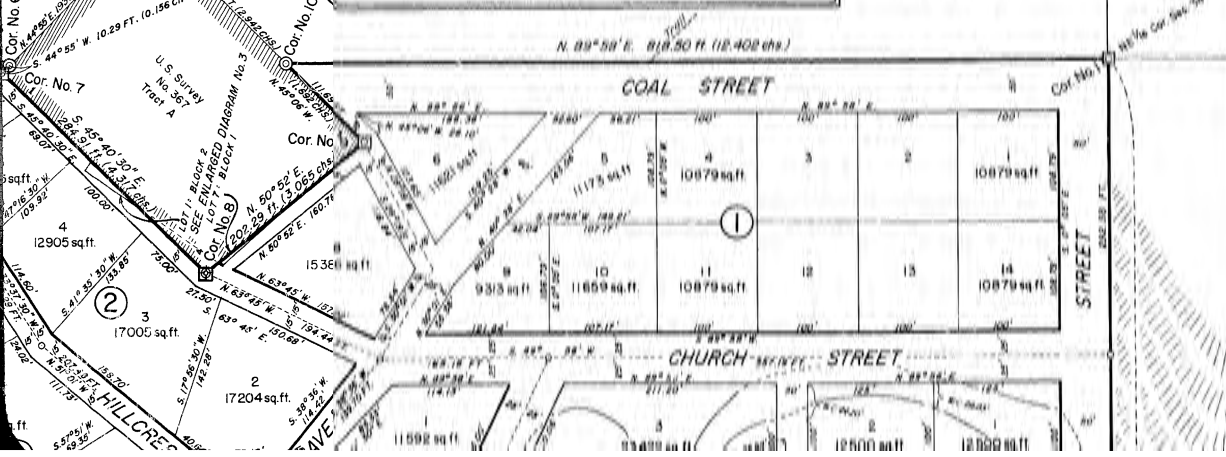
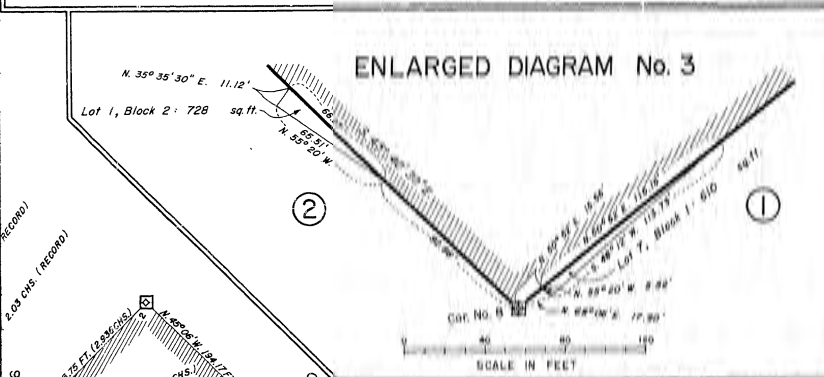
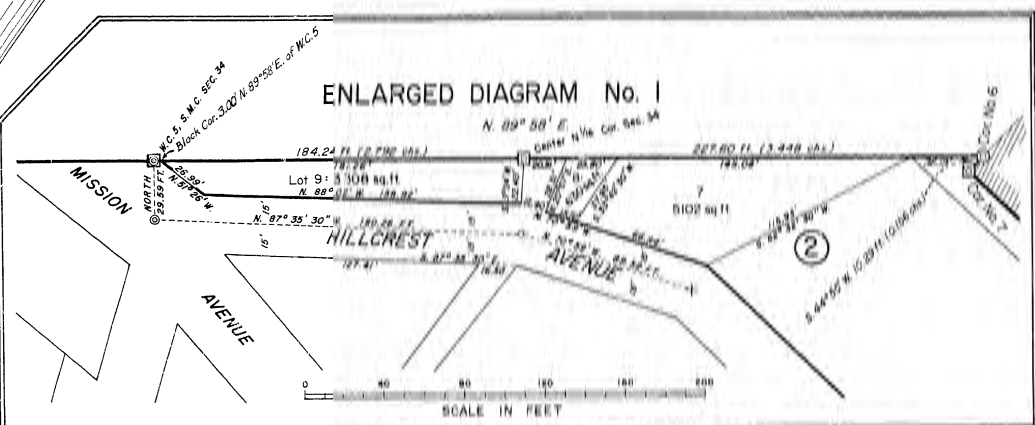
NET AREA TRACT A: ..... 47.648 ACRES  
 AREA U. S. SURVEY No. 307, Tract B: ..... 0.316 "  
 Tract C: ..... 0.310 "  
 Total: ..... 48.274 "

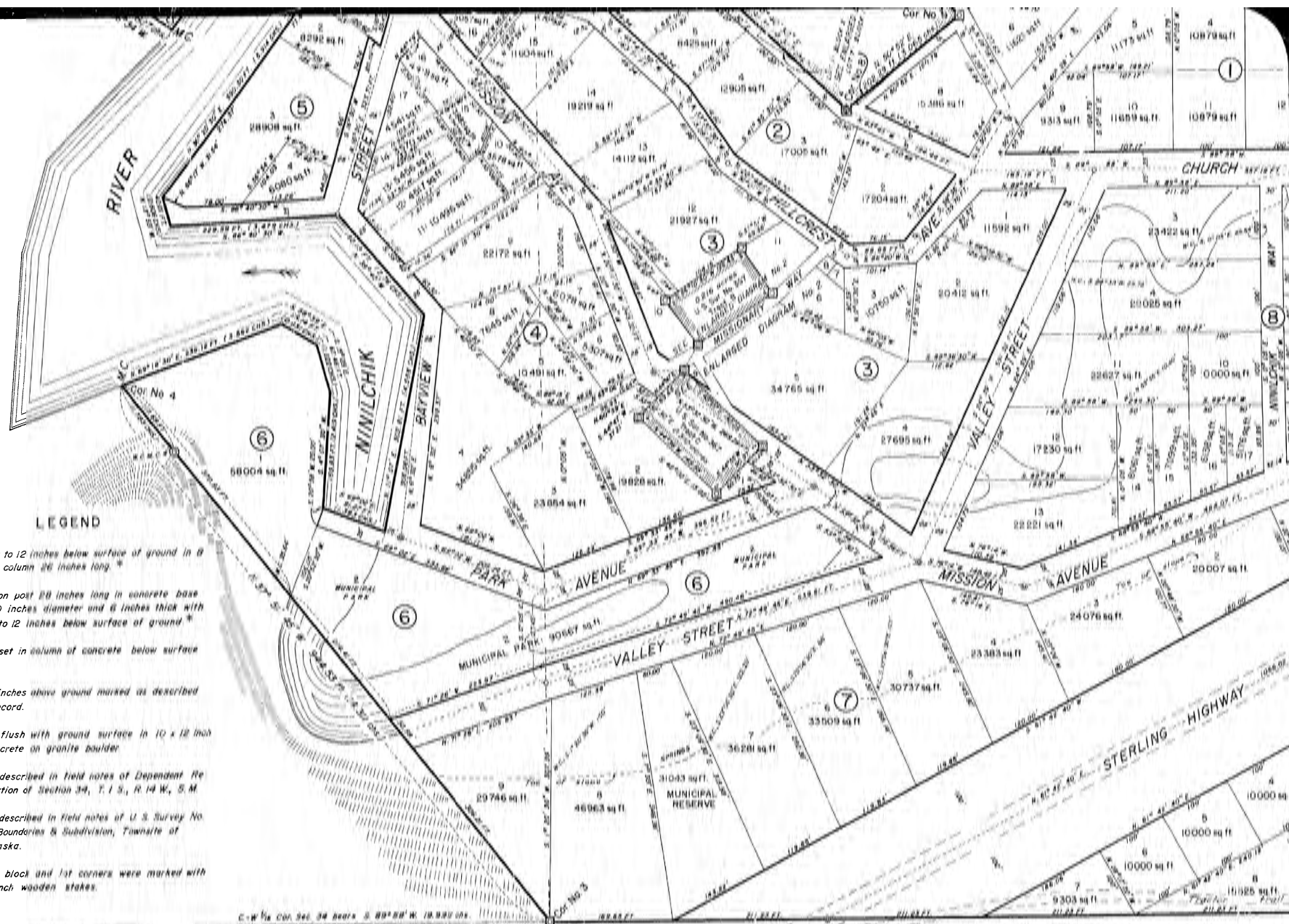
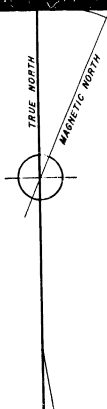
AREA TRACT B ..... 3.039 ACRES

LATITUDE 60°02' 52" N., LONGITUDE 151° 30' 43" W.,  
AT CORNER No. 1, TRACT A



SURVEYED BY ELLIOTT PEARSON, AUGUST 26 TO SEPTEMBER 14, 1950





**LEGEND**

- ⊙ Brass cap 0 to 12 inches below surface of ground in 8 inch concrete column 26 inches long.\*
  - 2 1/2 inch iron post 28 inches long in concrete base and collar 10 inches diameter and 6 inches thick with brass cap 0 to 12 inches below surface of ground.\*
  - × Copper pin set in column of concrete below surface of ground.\*
  - ◇ A stone 2 inches above ground marked as described in official record.
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  - Monument described in field notes of Dependent Re survey of portion of Section 34, T. 1 S., R. 14 W., S. M.
  - Monument described in field notes of U. S. Survey No. 3036 A & B, Boundaries & Subdivision, Townsite of Ninilchik, Alaska.
- Note: All other block and lot corners were marked with 2 x 4 x 18 inch wooden stakes.

\* All monuments within streets, except Cor No. 5, were set 4 to 12 inches below the surface.

C-W 1/2 Cor. Sec. 34 bears S 89° 38' W 18.920 chs.  
 S 89° 38' W 1320.36 ft. (20 006 chs.)



UNITED STATES DEPARTMENT OF THE INTERIOR  
 BUREAU OF LAND MANAGEMENT  
 Washington, D. C., Aug. 7, 1951

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For the Director:

*William F. Richards*

Chief, Branch of Surveys

to cur. Secs. 34 & 35 bears N 89° 58' E, 20.006 chs.

SE 1/4 Cor. Sec. 34 bears S 0° 05' E, 20.00 chs.

S. 0° 05' E, 20.005 chs.

S. 89° 58' W, 1320.38 ft. (20.006 chs.)



U.S. SURVEY NO.  
3036 A & B  
(THE BOUNDARIES AND  
SUBDIVISION, RESPECTIVELY,  
OF THE TOWNSITE  
OF NINILCHIK)  
TRACT A

**LEGEND**

- ◇ - Original corner or accepted corner established by previous dependent resurvey
- ◆ - Original corner or accepted corner established by previous dependent resurvey (remonumented this survey)
- - Accepted local corner
- - Proportioned or calculated position (not monumented this survey)
- - Proportioned or calculated position (monumented this survey)
- \* - Corner description designator
- ⊙ - Townsite block number

THE RETRACEMENT AND DEPENDENT RESURVEY  
OF CERTAIN BOUNDARIES, RIGHT-OF-WAY LIMITS,  
AND LOTS, WITHIN TRACT A OF

**U.S. SURVEY NO.  
3036 A & B, ALASKA**

(THE BOUNDARIES AND SUBDIVISION,  
RESPECTIVELY, OF THE TOWNSITE  
OF NINILCHIK)

INCLUDING CONTIGUOUS PORTIONS OF THE  
SUBDIVISION OF SECTION LINES IN SECTION 34,  
TOWNSHIP 1 SOUTH, RANGE 14 WEST,  
SEWARD MERIDIAN

SITUATED  
SOUTHERLY OF THE STERLING HIGHWAY  
AT THE COMMUNITY OF NINILCHIK

WITHIN  
TOWNSHIP 1 SOUTH, RANGE 14 WEST  
SEWARD MERIDIAN, ALASKA

THE  
GEOGRAPHIC POSITION OF  
CORNER NO. 2, TRACT A, U.S. SURVEY NO. 3036 A & B  
(THE BOUNDARIES AND SUBDIVISION, RESPECTIVELY, OF  
THE TOWNSITE OF NINILCHIK), IDENTICAL WITH THE  
CENTER-EAST 1/16 SECTION CORNER OF SECTION 34  
TOWNSHIP 1 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN

IS:

LATITUDE: 60°02'48.860" NORTH  
LONGITUDE: 151°39'35.417" WEST  
NAD 83

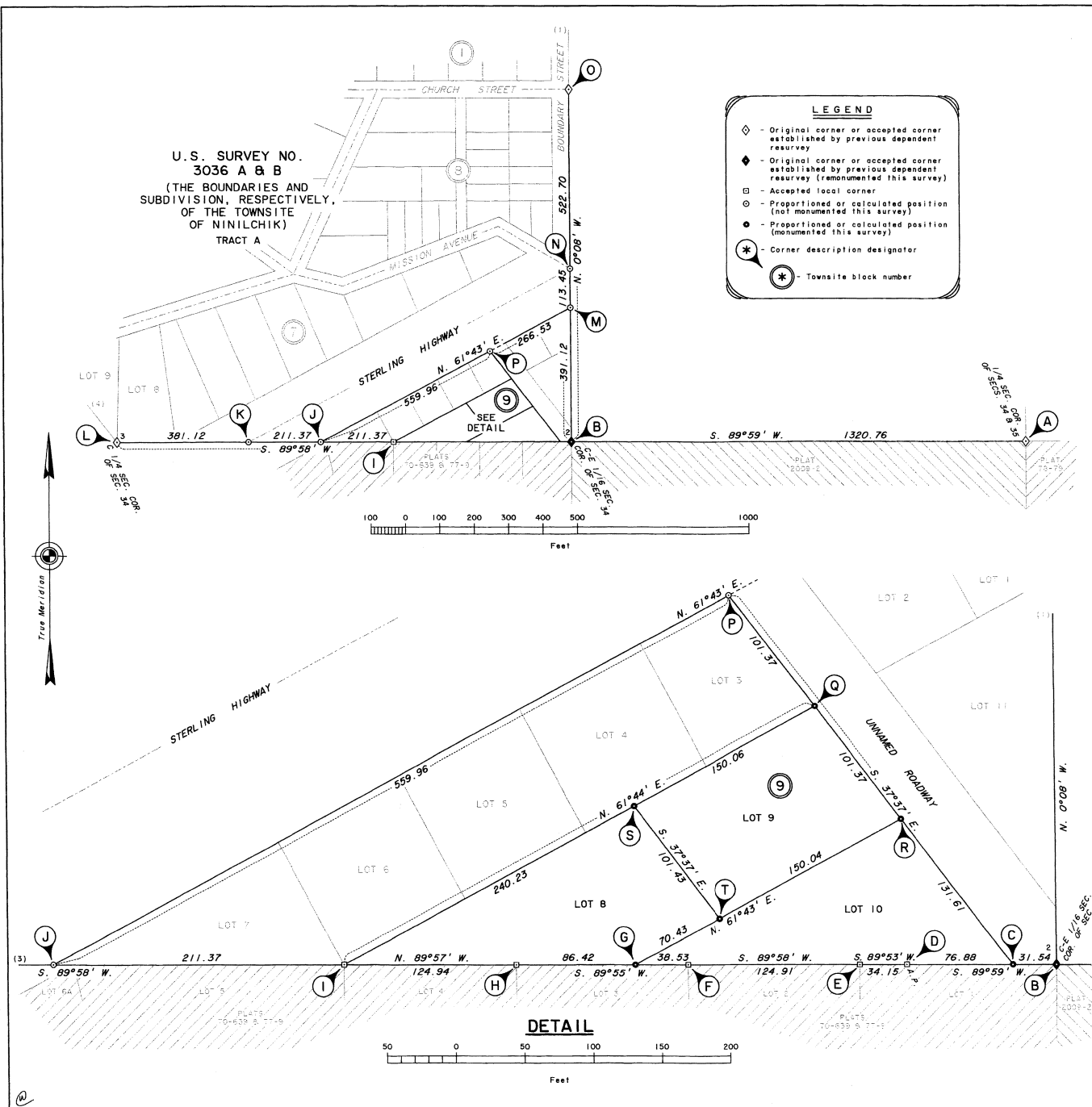
SURVEYED BY  
CHRISTOPHER D. WIITA, CADASTRAL SURVEYOR  
JUNE 24 THROUGH JUNE 30, 2012  
UNDER SUPPLEMENTAL SPECIAL INSTRUCTIONS  
DATED MAY 8, 2012  
APPROVED MAY 10, 2012

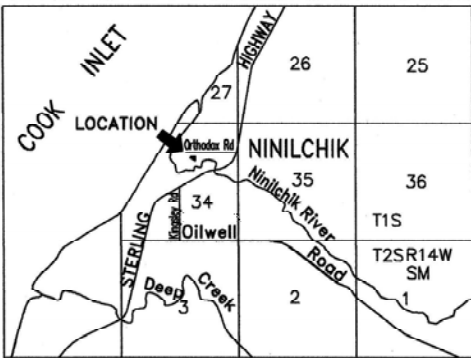
UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
Anchorage, Alaska

This plat is strictly conformable to the approved  
field notes, and the survey, having been correctly  
executed in accordance with the requirements of  
law and the regulations of this Bureau, is hereby  
accepted.

For the Director  
*Michael J. DeLeon* JUNE 7, 2013  
Date

Chief Cadastral Surveyor for Alaska





VICINITY 1" = 1 mile MAP

# Ninilchik Townsite Preliminary 2024 Replat Plat

A replat combining Lots 3 & 6 Block 3 Ninilchik TWS, USS 3036 A & B, HRD plat 65-55. Located in the NW1/4 Section 34, T1S R14W, SM, Alaska. Homer Recording District Kenai Peninsula Borough

Prepared for  
 Jacqueline Waldron  
 Gabriel Franey  
 P.O. Box 522  
 Westport, WA 98595


Prepared by  
 Johnson Surveying  
 P.O. Box 27  
 Clam Gulch, Ak 99568  
 (907) 262-5772

Kenai Peninsula Borough  
 144 N Binkley St.  
 Sotodna, AK 99669

SCALE 1" = 40' AREA = 15,160 sq ft  
 5 June, 2024

## NOTES

1. A building setback of 20' from all street ROWs is required unless a lesser standard is approved by a resolution of the appropriate planning commission. Front 10' adjacent to ROWs is also a utility easement, extending to 20' within 5' of side lot lines.
2. No permanent structures shall be constructed or placed within a utility easement that would interfere with the ability of a utility to use the easement.
3. This is a paper plat. No field survey was performed in conjunction with preparing this plat, no corners were found or set.
4. Contour interval 5'. Shaded area indicates grade over 25%. There are no wet areas on the property.

HEA REVIEWED - SEE COMMENTS  
  
 Scott Huff 8/12/2024  
 Land Management Officer

## LINES

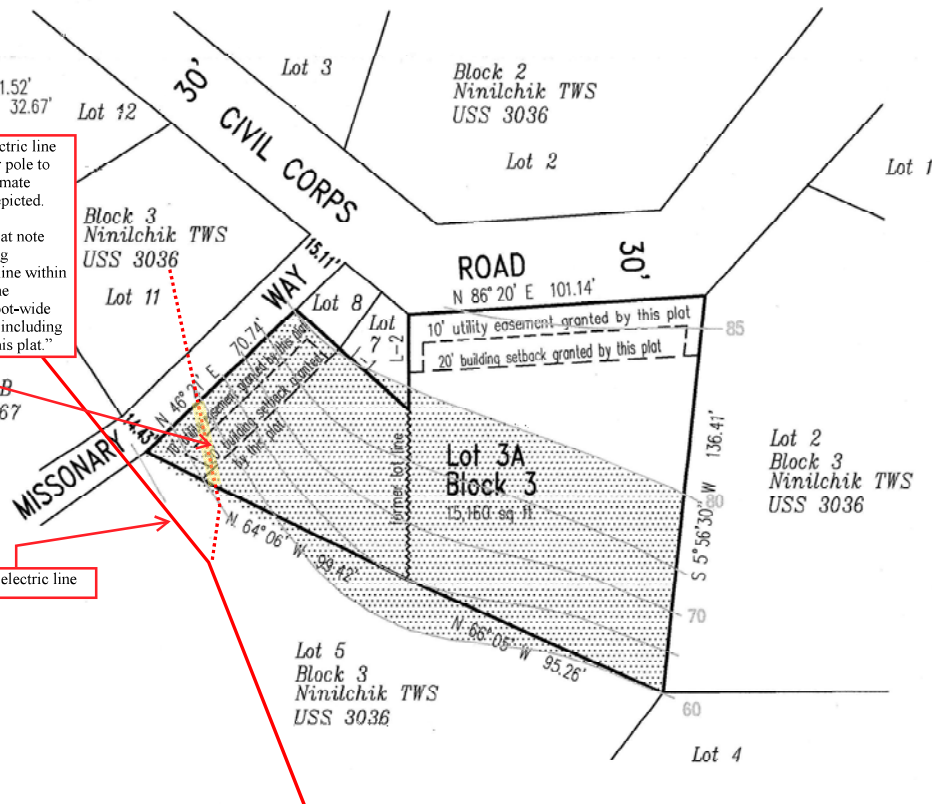
- L-1 S 48°13' E, 51.52'
- L-2 N 0°10'30" E, 32.67'

An underground electric line runs from the power pole to Lot 11. The approximate location has been depicted.

Provide a label or plat note stating, "The existing underground powerline within Lot 3A Block 3 is the centerline of a 15-foot-wide electrical easement, including pedestals, granted this plat."

Tract B  
 USS 367

overhead electric line



## WASTEWATER DISPOSAL

KPB 20.40.020  
 This platting action is providing greater per lot available wastewater disposal areas. Wastewater treatment and disposal systems must meet the regulatory requirements of the Alaska Department of Environmental Conservation.

**KPB 2024-082**